

**OFFICIAL
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

MINUTES

**December 4, 2003 - 1:30 pm
Seminole County Services Building – Room 1028
1101 East First St, Sanford FL**

I Call to Order

The scheduled meeting of the Seminole County Code Enforcement Board was called to order at 1:40 pm in the Seminole County Services Building, Room 1028, 1101 East First St, Sanford FL.

A few moments of silence was held followed by the Pledge of Allegiance.

II Pledge of Allegiance

III Roll Call

Members Present: Tom Hagood, Chair
Jean Metts, Vice Chair
Larry Lawver
Stewart Fritz
Bill Fahey
Jay Ammon
Anne Blakey

Members Excused: None

Present & Sworn: Robert Erikkson, 03-101-CEB, Respondent
Nancy L. White, 03-101-CEB, Respondent
Rickey Nellis, 03-66-CEB, Brother to Respondent
Amir M. Golchini, 01-107-CEB, Respondent
Pearl Laws, 03-61-CEB, Respondent
David Crohn, 03-98-CEB, Representative for Respondent
Stephen Coover, 02-157-CEB, Attorney for Respondent
Steve Joos, 02-129-CEB, Attorney for Respondent

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

Deborah Leigh, Senior Code Enforcement Officer, SCSO
Dorothy Hird, Code Enforcement Officer, SCSO
Joann Davids, Code Enforcement Officer, SCSO
Donna Wisniewski, Code Enforcement Officer, SCSO
Jerry Robertson, Code Enforcement Officer, SCSO
Pamela Taylor, Code Enforcement Officer, SCSO

Others Present: Dan Mantzaris, Code Enforcement Board Attorney
Connie R. DeVasto, Clerk to the Code Enforcement Board

IV Swearing in of Witnesses

Tom Alderson, 03-66-CEB, Witness
Jennifer Kibler, 03-61-CEB, Granddaughter of Respondent
Cheryl Boyd, 03-88-CEB, Witness



V Agenda Update & Approval

The published agenda was revised to allow respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

MOTION BY LARRY LAWVER, SECONDED BY JEAN METTS TO APPROVE THE REVISED AGENDA.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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The following cases will not be heard today:

Kenneth E. Martin & Gary G. Martin, 03-94-CEB, Complied Prior to Hearing
Carol G. Tiger, 03-95-CEB, Complied Prior to Hearing
Burton S V Arnemann, 03-96-CEB, Complied Prior to Hearing
Michael A. & Christine Driggers, 03-100-CEB, Complied Prior to Hearing

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Case No 03-88-CEB
Collison Holding Co.
Gregory L. Collison, Registered Agent
Code Enforcement Officer: Donna Wisniewski
Complaint No: 2003CE000063

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.202 & 30.203.
Described as: 1) Operation of a business or extension of a business is not a permitted use in residential zoning.
Location: Betty Street, Winter Park (Commission District 2)
Tax Parcel ID # 34-21-30-529-0000-4940 and
Tax Parcel ID # 34-21-30-529-0000-4950

Donna Wisniewski, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She also testified that the Respondents are in compliance at this time.

The Respondents were not present at this meeting.

Ms. Cheryl Boyd, witness and owner of property next to the Respondents, testified that when the cars are parked on the lots, it creates a nuisance and damages her property. She also testified that she does not want the Respondents to park any cars on any property that is not specifically designated for that purpose.

After a discussion of this case by the Board:

MOTION BY LARRY LAWVER, SECONDED BY STEWART FRITZ THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-88-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID #34-21-30-529-0000-4940 and #34-21-30-529-0000-4950) located at Betty Street, Winter Park, located in Seminole County and legally described as follows:
LEG LOT 494 WRENWOOD UNIT 3,
4TH ADD PB 24 PGS 65 & 66
- (b) in possession or control of the property; and
- (c) were in violation of Seminole County Land Development Code, Chapter 30, Section 30.202 & 30.203.

THE RESPONDENTS SHALL:

REMAIN IN COMPLIANCE BY CONTINUING TO CEASE AND DESIST FROM USING EITHER PARCEL AS AN OFF STREET PARKING FACILITY OR APPLY FOR AND OBTAIN A SPECIAL EXCEPTION FOR OFF STREET PARKING IN A R1A ZONE.

If the Respondents cease to be in compliance with the Order, a fine of **\$150.00** per day will be imposed for each day the violations are repeated after compliance past **December 4, 2003**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

Case No 02-157-CEB
Migonette W. Williams
Code Enforcement Officer: Pamela Taylor
Complaint No: 01-09078

The Board issued an Order Finding Non-Compliance and Imposing Fine on September 25, 2003, in the amount of \$200.00 per day. Compliance was obtained on October 13, 2003, 17 days after the date set for compliance for a total fine of \$3,400.00. The Respondent's Attorney is requesting that this fine be reduced or rescinded at this time.

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.1221.
Described as: 1) Off street parking spaces not provided.
2) An approved site plan has not been obtained.
Location: 1731 Angle Dr (Commission District 4)
Tax Parcel ID # 22-20-30-503-0000-0050

Mr. Stephen Coover, Attorney for Respondent, testified that the property is now in compliance and made a request to have the fine of \$3,400.00 reduced or rescinded by the Board.

Code Enforcement Officer Pamela Taylor was asked by the Board if she had any opposition to this request and she advised the Board that she did not.

After discussion of this case by the Board:

MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER THAT THE ORDER FINDING COMPLIANCE AND RESCINDING FINE/LIEN BE:

ORDER FINDING COMPLIANCE AND RESCINDING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID #22-20-30-503-0000-0050), located at 1731 Angle Drive, located in Seminole County and legally described as follows:

LEG LOTS 5 6 9 + 10 PINE VIEW 1ST ADD
PB 10 PG 33

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

This case came on for public hearing before the Code Enforcement Board of Seminole County on the February 27, 2003, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of the Seminole County Land Development Code, Chapter 30, Section 30.1221.

Said Order required Respondent to take certain corrective action by August 29, 2003.

Said Order stated that a fine of \$200.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Order Extending Compliance Date was filed by the Board on August 28, 2003, extending the compliance date to September 25, 2003.

An Affidavit of Compliance bearing the date of October 13, 2003, has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action has been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has come into compliance with the Order dated August 28, 2003, the Board Orders that the fine/lien in the amount of \$3,400.00 **be rescinded**.

This Order shall be recorded in the public records of Seminole County, Florida.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES

JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES

MOTION CARRIED 7 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

Case No: 03-101-CEB
Robert N. Eriksson & Nancy L. White
Code Enforcement Officer: Donna Wisniewski
Complaint No: 2003CE000145

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g).
Described as: 1) Accumulation of trash and debris.
Location: 4666 Dike Road, Oviedo (Commission District 1)
Tax Parcel ID # 25-21-30-300-0070-0000

Donna Wisniewski, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She also testified that the Respondents are not in compliance at this time.

Nancy L. White, Respondent, testified on her behalf regarding the personal problems she has been experiencing that has kept her from coming into compliance.

After discussion of this case by the Board:

MOTION BY JAY AMMON, SECONDED BY BILL FAHEY THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-101-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID # 25-21-30-300-0070-0000) located at 4666 Dike Road, Oviedo, located in Seminole County and legally described as follows:
LEG SEC 25 TWP 21S RGE 30E W 105 FT OF E
315 FT OF S 210 FT OF SW ¼ OF NE ¼
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g).

It is hereby ordered that the Respondent correct the violations on or before **February 19, 2004**. In order to correct the violations, the Respondent shall take the following remedial action:

REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.

If the Respondents do not comply with the Order, a fine of **\$75.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **February 19, 2004**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES

JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES

MOTION CARRIED 7 – 0.

Case No: 03-98-CEB
Robert E. Miller, Trustee FBO
Code Enforcement Officer: Pamela Taylor
Complaint No: 03-03107

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g)(l) and Seminole County Land Development Code, Chapter 40, Section 40.12(a).

Described as: 1) Conducting a business(es) without an approved site plan.

Location: 415 Fairy Lake Lane, Longwood (Commission District 4)
Tax Parcel ID # 05-21-30-523-0000-00A1 and
Tax Parcel ID # 05-21-30-523-0000-00A0

Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She also testified that the Respondents are not in compliance at this time.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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David Crohn, Representative, testified on behalf of the Respondent and advised that they are in the process of obtaining an approved site plan.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY LARRY LAWVER THAT THE
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-98-CEB, it is determined that the Respondents are:

- (a) the owner(s) of record of the property (Tax Parcel ID # 05-21-30-523-0000-00A1 and 05-21-30-523-0000-00A0) located at 415 Fairy Lake Lane, Longwood, located in Seminole County and legally described as follows:
LEG BEG 505 FT NELY ALONG RD FROM S COR
OF LOT A RUN S 46 DEG 13 MIN W 100 FT N, 39
DEG 09 MIN W 600 FT N 50 DEG 39 MIN W 55 FT
TO LAKE NELY ALONG LAKE TO PT, N 41 DEG 18
MIN W OF POB S 41 DEG 18 MIN E 672 FT M/L TO POB
FAIRY LAKE PARK PB 7 PG 36
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 40, Section 40.12(a).

It is hereby ordered that the Respondent correct the following violation on or before **June 4, 2004**. In order to correct the violation, the Respondent shall take the following remedial action:

**OBTAIN A SITE PLAN APPROVAL OR CEASE ALL
BUSINESS ACTIVITIES.**

If the Respondents do not comply with the Order, a fine of **\$150.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **June 4, 2004**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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Case No 03-66-CEB
Randall Nellis
Code Enforcement Officer: Pamela Taylor
Complaint No: 01-09093

The Board issued its Findings of Fact, Conclusions of Law and Order on July 31, 2003 with a compliance date of December 1, 2003. The Respondent is requesting that the compliance date be extended for 60 days so that they can go before the Board of County Commissioners and obtain a Special Exception for their business in order to be in compliance.

Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and advised that the Respondent is not in compliance at this time. She also advised that Staff would oppose an extension of the compliance date.

Mr. Tom Alderson, witness, testified that he lives near the site of the violations and would also oppose an extension of the compliance date.

After discussion of this case by the Board:

MOTION BY BILL FAHEY, SECONDED BY STEWART FRITZ THAT THE REQUEST FOR AN EXTENSION OF THE COMPLIANCE DATE BE DENIED.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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Case No: 01-107-CEB
Amir M. & Deborah Golchini
Code Enforcement Officer: Deborah Leigh
Complaint No: 01-2104

Requested Board Action: Staff requests that Board issue an Order constituting a lien in the amount of \$169,750.00, 679 days at \$250.00 per day, from January 24, 2002 through December 4, 2003, be recorded in the public records finding non-compliance and the fine shall continue to accrue at \$250.00 per day for each day the violation continues past December 4, 2003. Current fines total \$169,750.00 through December 4, 2003.

Deborah Leigh, Senior Code Enforcement Officer, testified on behalf of the County and requested that the Board place a lien on the property as this case has been ongoing since 2001.

Mr. Amir Golchini, Respondent, testified on his behalf and requested that the Board grant a continuance in order to give him additional time to achieve compliance.

After discussion of this case by the Board:

MOTION BY LARRY LAWVER, SECONDED BY JEAN METTS THAT THIS CASE BE CONTINUED TO THE JANUARY 22, 2004 MEETING AND THE FINE WILL CONTINUE TO ACCRUE.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.
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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

Case No 02-129-CEB
Seminole County Loma Vista
Partners LTD
Code Enforcement Officer: Pamela Taylor
Complaint No: 02-04109

Requested Board action: Staff requests that Board issue an Order constituting a lien in the amount of \$81,750.00, 327 days at \$250.00 per day, from January 11, 2003 through December 4, 2003, be recorded in the public records finding non-compliance and the fine shall continue to accrue at \$250.00 per day for each day the violation continues past December 4, 2003. Current fines total \$81,750.00 through December 4, 2003.

Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and requested that a lien be placed on this property.

Mr. Steve Joos, Attorney, testified on behalf of the Respondents and requested that a lien not be placed on this property.

After discussion of this case by the Board:

MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER THAT THIS CASE BE CONTINUED TO THE FEBRUARY 26, 2004 MEETING AND THE FINE WILL CONTINUE TO ACCRUE.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

Case No: 03-61-CEB
Philip A & Linda L Laws
John F & Pearl Laws
Code Enforcement Officer: Donna Wisniewski
Complaint No: 03-03-051

Requested Board action: Staff requests that Board issue an Order constituting a lien in the amount of \$1,425.00, 19 days of non-compliance from September 16, 2003 through October 5, 2003 at \$75.00 per day. Current fines total \$1,425.00 through October 5, 2003, which is the date of compliance.

Donna Wisniewski, Code Enforcement Officer testified on behalf of the County and advised that the Respondents are presently in compliance.

Jennifer Kibler, Granddaughter of Pearl Laws, testified on behalf of the Respondents, and requested that the fine/lien be reduced or rescinded.

After discussion of this case by the Board:

MOTION BY BILL FAHEY, SECONDED BY JEAN METTS THAT THE ORDER FINDING COMPLIANCE AND RESCINDING FINE/LIEN BE:

ORDER FINDING COMPLIANCE AND RESCINDING FINE

The Respondent(s) are the owners of record of the property (Tax Parcel ID #22-21-32-5UI-0200-0070) located at 241 Overlook Drive, Chuluota, located in Seminole County and legally described as follows:

LEG SEC 22 TWP 21S RGE 32E LOT 7 BLK 2
UNRECD PLAT CHULA VISTA

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 28, 2003 after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Seminole County Land Development Code, Chapter 30, Section 30.1379(e).

Said Order required Respondent to take certain corrective action by September 15, 2003.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Said Order stated that a fine of \$75.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Compliance bearing the date of October 6, 2003 had been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action had been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated August 28, 2003. Therefore, the Board orders the fine in the amount of \$1,425.00 **be rescinded**.

This Order shall be recorded in the public records of Seminole County, Florida.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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Case No: 03-03-CEB
Marguerite S. Hunter
Code Enforcement Officer: Donna Wisniewski
Complaint No: 02-05-081

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3(l)(h).
Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or attached carport.
2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.
Location: 5038 Lake Howell Road, Winter Park (Commission District 4)
Tax Parcel ID # 33-21-30-506-0000-0060

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Donna Wisniewski, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations and letters received from the Respondent requesting a continuance of this case. She also testified that Staff would oppose any continuance of this case.

The Respondent was not present at this meeting.

After discussion of this case by the Board:

MOTION BY ANNE BLAKEY, SECONDED BY BILL FAHEY THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-88-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 33-21-30-506-0000-0060) located at 5038 Lake Howell Road, Winter Park, located in Seminole County and legally described as follows:
LEG LOT 6 TANGLEWOOD SEC 2
1ST REPLAT PB 10 PG 44
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Sections 95.3(l)(h).

It is hereby ordered that the Respondent correct the violation on or before **January 5, 2004**. In order to correct the violations, the Respondent shall take the following remedial action:

REMOVE ALL UNCULTIVATED VEGETATION FROM THE PROPERTY AND REMOVE OR REPAIR THE JUNKED OR ABANDONED VEHICLE OR PLACE IT IN AN ENCLOSED GARAGE OR ATTACHED CARPORT.

If the Respondents do not comply with the Order, a fine of **\$75.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **January 5, 2004**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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This order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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Case No: 03-97-CEB
Richard M. Cisler & Joyce C. Laird
Code Enforcement Officer: Dorothy Hird
Compliant No: 03-7005

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g)(h).
Described as: 1) Accumulation of trash and debris.
2) Uncultivated vegetation in excess of 24" in height and within 75' of a structure.
Location: 2534 Kiowa Trail (Commission District 4)
Tax Parcel ID # 20-21-30-504-0000-0490

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She also testified that the Respondents are presently in compliance but would like an Order entered by the Board if any repeat violations occur.

The Respondents were not present at this meeting.

After discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY ANNE BLAKEY THAT THE
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-97-CEB, it is determined that the Respondents are:

- (a) the owner(s) of record of the property (Tax Parcel ID # 20-21-30-504-0000-0490) located at 2534 Kiowa Trail, Fern Park, located in Seminole County and legally described as follows:
LEG LOT 49 INDIAN HILLS UNIT 7
PB 15 PG 78
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g)(h).

The Respondents are presently in compliance and have taken the following remedial action:

**REMOVED THE ACCUMULATION OF TRASH AND DEBRIS
AND UNCULTIVATED VEGETATION IN EXCESS OF 24" IN
HEIGHT AND WITHIN 75' OF A STRUCTURE.**

It is hereby ordered that if the Respondents repeat the violations after the date of this Order, a fine in the amount of **\$50.00** per day will begin on the first day of the repeat violation and continue until the Respondents are in compliance.

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

Case No: 03-99-CEB
Medford D. & Willie M. Lynd
Code Enforcement Officer: Pamela Taylor
Complaint No: 02-10161

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(e)(g)(h)(j)(l)(m)(p) and Seminole County Land Development Code, Chapter 30, Section 30.122, 30.123 and 30.124.

Described as:

- 1) Unusable and abandoned furniture.
- 2) Trash and debris.
- 3) Uncultivated vegetation in excess of 24" in height and within 75' of a structure.
- 4) Used and scrap building material.
- 5) Junk vehicles not within an enclosed garage or carport.
- 6) Junk, dismantled, or abandoned boats.
- 7) Any other objectionable, unsightly or unsanitary matter, substance or material.
- 8) Operating a business(es) in an A-1 zoned area which is not permitted, limited or conditional use.

Location: 410 Forest Lake Drive, Altamonte Springs (Commission District 3)
Tax Parcel ID # 17-21-29-507-0000-0060

Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She also testified that the Respondents are not in compliance.

The Respondents were not present at this meeting.

After discussion of this case by the Board:

MOTION BY LARRY LAWVER, SECONDED BY ANNE BLAKEY THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-99-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID #17-21-29-507-0000-0060) located at 410 Forest Lake Drive, Altamonte Springs, located in Seminole County and legally described as follows:

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LOTS 6 & 7 (LESS N 100 FT OF E 205 FT OF
LOT 6) FOREST LAKE SUBD, PB 4 PG 8:
CUTOUT FOR 95

- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.122, 30.123, 30.124 and Seminole County Code Chapter 95, Section 95.4 as defined in 95.3(e)(g)(h)(j)(l)(m)(p).

It is hereby ordered that the Respondent correct the following violations on or before **January 5, 2004**. In order to correct the violations, the Respondent shall take the following remedial action:

REMOVE ALL UNUSABLE OR ABANDONED FURNITURE, REMOVE ALL TRASH AND DEBRIS, REMOVE ALL UNCULTIVATED VEGETATION, REMOVE ALL USED AND SCRAP BUILDING MATERIAL, REMOVE OR REPAIR THE JUNK VEHICLES NOT KEPT WITHIN AN ENCLOSED GARAGE OR CARPORT OR PLACE VEHICLES IN AN ENCLOSED GARAGE OR ENCLOSED CARPORT, REMOVE OR REPAIR THE JUNK, DISMANTLED OR ABANDONED BOATS OR PLACE BOATS IN AN ENCLOSED GARAGE OR CARPORT, REMOVE ANY OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER, SUBSTANCE OR MATERIAL, PENDING BY IT'S EXISTANCE, AND/OR ACCUMULATION, TO ENDANGER OR ADVERSELY AFFECT THE HEALTH, SAFETY, LIVES AND/OR WELFARE OF THE CITIZENS OF THE COUNTY.

If the Respondents do not comply with the Order, a fine of **\$150.00** per day will be imposed for each day the above violations continue, or are repeated after compliance past **January 5, 2004**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

It is hereby ordered that the Respondent correct the following violation on or before **March 4, 2004**. In order to correct the violation, the Respondent shall take the following remedial action:

CEASE THE OPERATION OF ANY BUSINESS THAT IS NOT A PERMITTED, LIMITED OR CONDITIONAL USE IN AN A-1 ZONE.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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If the Respondents do not comply with the Order, a fine of **\$150.00** per day will be imposed for each day the violation continues, or is repeated after compliance past **March 4, 2004**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES

JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES

MOTION CARRIED 7 – 0.

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Case No: 03-102-CEB
Noel & Earline Martin
Code Enforcement Officer: Dorothy Hird
Complaint No: 03-6144

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(h)(l).

Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.
2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.

Location: 123 Leon Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 18-21-30-507-0000-0650

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Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She also testified that the Respondents are not in compliance.

The Respondents were not present at this meeting.

After discussion of this case by the Board:

MOTION BY STEWART FRITZ, SECONDED BY JAY AMMON THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BY:

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-102-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID # 18-21-30-507-0000-0650) located at 127 Leon Street, Altamonte Springs, located in Seminole County and legally described as follows:
LEG LOTS 65 + 66 REPLAT OF WINWOOD PARK
PB 3 PG 30
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(h)(l).

It is hereby ordered that the Respondent correct the violations on or before **December 26, 2003**. In order to correct the violations, the Respondent shall take the following remedial action:

REMOVE OR REPAIR THE JUNKED OR ABANDONED VEHICLE NOT KEPT WITHIN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT OR PLACE VEHICLE IN AN ENCLOSED GARAGE OR ATTACHED CARPORT AND REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' OF A STRUCTURE.

If the Respondents do not comply with the Order, a fine of **\$50.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **December 26, 2003**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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This Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES

JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES

MOTION CARRIED 7 – 0.

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Case No 03-42-CEB
Mark Welch
Code Enforcement Officer: Joann Davids
Complaint No: 03-1105 & 03-3101

Violation charged: Seminole County Land Development Code, Chapter 30, Section 30.1349(e).
Described as: 1) Fence not maintained in its original upright condition.
Location: 432 Wilderness Drive, Longwood, (Commission District 3)
Tax Parcel ID #33-20-29-511-0000-0010

Requested Board action: Staff requests that Board issue an order constituting a lien in the amount of \$18,400.00, 184 days at \$100.00 per day, from June 3, 2003 through December 4, 2003, be recorded in the public records finding non-compliance and the fine shall continue to accrue at \$100.00 per day for each day the violation continues past December 4, 2003. Current fines total \$18,400.00 through December 4, 2003.

Joann Davids, Code Enforcement Officer, testified on behalf of the County and advised that the Respondent is not in compliance.

The Respondent was not present at this meeting.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

After discussion of this case by the Board:

**MOTION BY ANNE BLAKEY, SECONDED BY STEWART FRITZ THAT THE
ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN BE:**

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID #33-20-29-511-0000-0010), located at 432 Wilderness Dr, Longwood, located in Seminole County and legally described as follows:

LOT 1 CYPRESS LANDING AT SABAL POINT PB 21 PGS 70 & 71

This case came for public hearing before the Code Enforcement Board of Seminole County on the 22nd day of May, 2003, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Seminole County Land Development Code, Chapter 30, Section 30.1349(e).

Said Order required Respondent to take certain corrective action by June 2, 2003.

Said Order stated that a fine of \$100.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Non-Compliance bearing the date of June 11, 2003, has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action, restoring the fence to it's original upright condition as designed at this location has not been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated May 22, 2003, the Board orders that a fine of \$18,400.00, 184 days @ \$100.00 per day up to and including December 4, 2003, is imposed against the property and the fine continuing to accrue after December 4, 2003 @ \$100.00 per day until compliance has been met.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
DECEMBER 04, 2003

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES

JEAN METTS, VICE-CHAIR - NO
STEWART FRITZ – YES
JAY AMMON – YES

MOTION CARRIED 6 – 1.

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Case No: 03-63-CEB
Ruby Blake, Freddie Morris, MD & Bertha Ross
Code Enforcement Officer: Dorothy Hird
Complaint No: 03-3136

Requested Board action: Staff requests that Board issue an Order constituting a lien in the amount of \$3,250.00, 65 days at \$50.00 per day, from September 27, 2003 through December 1, 2003, be recorded in the public records finding compliance as of December 1, 2003. Current fines total \$3,250.00 through December 1, 2003.

Violation charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).
Described as: 1) Junked or abandoned vehicles, not enclosed in an attached carport or an enclosed garage.
Location: 137 Leon Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 18-21-30-507-0000-0740

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence a letter she received from the Respondents requesting that the Board reduce or rescind the lien. She also testified that Staff would recommend that the Board rescind the lien.

The Respondents were not present at this meeting.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY LARRY LAWVER THAT THE
ORDER FINDING COMPLIANCE AND RESCINDING FINE BE:**

ORDER FINDING COMPLIANCE AND RESCINDING FINE

The Respondent is the owner of record of the property (Tax Parcel ID #18-21-30-507-0000-0740) located at 137 Leon Street, Altamonte Springs, Florida, located in Seminole County and legally described as follows:

LEG ALL LOT 74 & S 10 FT OF W 100 FT
OF LOT 75 REPLAT OF WINWOOD PARK
PB 3 PG 30

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 28, 2003 after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Seminole County Code Section 95.4 as defined in Section 95.3(g)(l).

Said Order required Respondent to take certain corrective action by September 26, 2003.

Said Order stated that a fine of \$50.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Compliance bearing the date of December 2, 2003, has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action had been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated August 28, 2003, the Board orders that a fine of \$3,250.00, 65 days @ \$50.00 per day imposed against the property for September 27, 2003 through December 1, 2003, **be rescinded**.

This Order shall be recorded in the public records of Seminole County, Florida.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES
LARRY LAWVER – YES
BILL FAHEY – YES
ANNE BLAKEY – YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ – YES
JAY AMMON – YES**

MOTION CARRIED 7 – 0.

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AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT THE CONSENT AGENDA AS LISTED. MOTION BY JAY AMMON, SECONDED BY STEWART FRITZ TO ACCEPT THE CONSENT AGENDA AS FOLLOWS:

Case No: 99-17A-CEB
Shola A. Adebago
Code Enforcement Officer: Dorothy Hird
Complaint No: CE09808130Z

Requested Board action: Staff requests that Board issue an Order constituting a lien for a Repeat Violation in the amount of \$21,150.00, 141 days at \$150.00 per day, from June 24, 2003 through November 12, 2003, the date compliance was obtained, be recorded in the public records. Current fines total \$21,150.00 through the compliance date of November 12, 2003.

Violation charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(h).
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.
Location: 841 W. Forest Brook Road, Maitland (Commission District 4)
Tax Parcel ID # 28-21-30-506-0000-2180.

**ORDER FINDING COMPLIANCE AFTER REPEAT VIOLATION
AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel ID #28-21-30-506-0000-2180) located at 841 W. Forest Brook Road, Maitland, Florida, located in Seminole County and legally described as follows:

LOT 218 FOREST BROOK 4th SEC
PB 15 PG 34

This case came on for public hearing before the Code Enforcement Board of Seminole County on September 25, 2003 after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order On Repeat Violation.

Said Order found Respondent in repeat violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3(h).

Said Order required Respondent to take certain corrective action by June 23, 2003.

Said Order stated that a fine of \$150.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Compliance bearing the date of November 12, 2003 had been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action had been obtained.

Accordingly, it having been brought to the Board's attention that Respondent had complied with the Order dated September 25, 2003, but complied 141 days after the required date for compliance, the Board orders a fine in the amount of \$21,150.00, 141 days of non-compliance @ \$150.00 per day.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Case No 03-62-CEB
Pamela A. Harris
Code Enforcement Officer: Dorothy Hird
Complaint No: 03-4002

Requested Board action: Staff requests that Board issue an Order constituting a lien in the amount of \$1,350.00, 27 days of non-compliance from August 23, 2003 through September 19, 2003 at \$50.00 per day. Current fines total \$1,350.00 through September 19, 2003, which is the date of compliance.

Violation charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).
Described as: 1) Junked or abandoned vehicles, not enclosed in an attached carport or an enclosed garage.
Location: 1238 Pine Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 18-21-30-504-0A00-0160

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID # 18-21-30-504-0A00-0160), located at 1238 Pine Street, Altamonte Springs, Seminole County and legally described as follows:

LEG LOT 16 BLK A GROVE TERRACE PB 7 PG 42

This case came on for public hearing before the Code Enforcement Board of Seminole County on July 31, 2003, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Seminole County Code Section 95.4 as defined in Section 95.3(1).

Said Order required Respondent to take certain corrective action by August 22, 2003.

Said Order stated that a fine of \$50.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

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An Affidavit of Compliance bearing the date of September 23, 2003 has been filed by the Code Enforcement Officer. Said Affidavit certifies under oath that the required action was obtained on September 19, 2003.

Accordingly, it having been brought to the Board's attention that Respondent complied with the Order dated July 31, 2003 on September 19, 2003, the Board orders that a fine of \$1,350.00, 27 days @ \$50.00 per day is imposed against the property for each day the violation continued past the date set for compliance.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 4th day of December, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES
BILL FAHEY – YES
JERRY LAWVER – YES
LARRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES
STEWART FRITZ - YES
ANNE BLAKEY – YES**

MOTION CARRIED 7 – 0

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VII Approval of the minutes from the meeting of October 23, 2003.

**MOTION BY JEAN METTS, SECONDED BY BILL FAHEY TO APPROVE
THE MINUTES FROM THE MEETING OF OCTOBER 23, 2003.**

VIII Confirmation date of next meeting: January 22, 2004.

IX Old Business – None.

X New Business – Mr. Lawver requested that any future minutes be emailed to him instead of being sent via regular mail. It was agreed by the Board that all future minutes will be emailed, faxed or sent via regular mail according to each Board Members preference.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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XI Adjourn - There being no further discussion, this meeting was adjourned at 3:23 pm.

Respectfully submitted:

**Connie R. DeVasto
Clerk to the Code Enforcement Board**

**Tom Hagood
Chair**

12-04-03 minutes